

"ZONING" can be defined as the classifying, regulating and restricting of the locations of trades and industries, and the location of buildings designed for industry, commerce, residence and other uses into "Use Districts" or "Zones", to wit:

- Agricultural Districts, being "A" Zones
- Residential Districts, being "R" Zones
- Professional Districts, being "P" Zones
- Business Districts, Being "B" Zones
- Industrial Districts, being "I" Zones

Note: Wherever the terms "A" Zone, "R" Zone, "P" Zone, "B" Zone, or "I" Zone are used, they shall be deemed to refer to all zones containing the same letters and/or numbers in their names, (e.g. "R " Zone shall include R-1, R-2, R-3; "R-1" Zone shall include R-1A, R-1B, R-1C, R-1D and R-1E Zones).

The Use Zones described above shall be designated on Official Zoning Maps on file in the Augusta-Richmond County Planning Commission, 525 Telfair Street, Augusta, GA, and by reference thereto shall be a part of the Comprehensive Zoning Ordinance for Augusta, GA. No building shall be erected, nor shall buildings or premises be used for any purposes other than a purpose permitted by the Comprehensive Zoning Ordinance for Augusta, GA, in a Zone in which such buildings or premises are located.

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**A (AGRICULTURAL) ZONE**

**Zone A (Agriculture) Districts:** The area of Zone "A" shall be all of Augusta except any and all areas that have been, or may hereafter be, specifically covered by other Zones created in accordance with the provisions of the Comprehensive Zoning Ordinance and shown on the Official Zoning Maps on file with the Augusta-Richmond County Planning Commission. No land, no body of water, and no structure shall be put into use and no building shall be hereafter erected, constructed, moved, reconstructed, or structurally altered for any purpose in this Zone (Zone "A") which is designed, arranged or intended to be used or occupied for any purpose other than the following:

- a. Single-family Residential buildings and structures developed under the standards set forth in the R-1 Zone (Section 8 of the Comprehensive Zoning Ordinance), except that the maximum height of fences, walls, or hedges in any required front, side or rear yards of an A (Agriculture) Zone shall be limited to a height of eight (8) feet, except for corner yard areas discussed in Section 3-6 of the Comprehensive Zoning Ordinance.
- b. Agriculture, dairying and ranching.
- c. Buildings incidental to agriculture, dairying and ranching.
- d. Building incidental to forestry.
- e. Noncommercial boat piers, or slips, or boat houses for docking of private water craft.
- f. Manufactured homes on individual lots subject to the criteria listed in Section 27-7 of the Comprehensive Zoning Ordinance.

The following Special Exceptions shall apply in an A zone and may be permitted upon approval of location by the Augusta-Richmond County Planning Commission:

- a. Mineral exploration subject to the provisions of the Comprehensive Zoning Ordinance, Section 7-2 (a).
- b. Animal Kennels, boarding of animals and animal grooming establishments subject to the provisions of the Comprehensive Zoning Ordinance, Section 7-2(b).

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**R-1 (ONE-FAMILY RESIDENTIAL) ZONE**

**Zone R-1 (One-Family Residential) Permitted Uses:**

- a. One-family detached dwellings.
- b. Fence, wall, or landscape feature: A fence, latticework screen, wall or hedge, or in a required side or rear yard shall not exceed six (6) feet in height. A fence, latticework screen, wall, or hedge located in a required front yard shall be limited to four (4) feet in height. Any fence, wall, or landscape feature located at the corner of intersecting streets described in Section 3-6 of the Comprehensive Zoning Ordinance shall be subject to additional restrictions discussed in that subsection.
- c. Yard Sales provided that no more than two (2), lasting no more than three (3) days per event, are conducted at a single address during a calendar year.
- d. Accessory buildings and uses as described in the Comprehensive Zoning Ordinance.

The following Special Exceptions shall apply in an R-1 Zone and may be permitted upon approval of location by the Augusta-Richmond County Planning Commission:

- a. Single-family attached dwellings and condominiums developed in accordance with Section 13 of the Comprehensive Zoning Ordinance provided that the density of dwellings shall not exceed three (3) units per acre.
- b. Public parking areas, when located and developed as in Section 4 of the Comprehensive Zoning Ordinance and where the area adjoins a use other than provided for in the R-1 Zone, provided such transitional use does not extend more than one hundred (100) feet from the boundary of the less restricted zone.

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**R-1A (ONE-FAMILY RESIDENTIAL) ZONE**

**Zone R-1A (One-Family Residential) Permitted Uses:**

- a. Any use permitted in an R-1 Zone.
- b. All the provisions and regulations which apply to the R-1 (One-family Zone) shall apply to the R-1A Zone, except that every lot in an R-1A Zone shall have a minimum width of eighty (80) feet and a minimum area of ten thousand (10,000) square feet.

The following Special Exceptions shall apply in an R-1A Zone and may be permitted upon approval by the Augusta-Richmond County Planning Commission:

- a. Single-family attached dwellings and condominiums developed in accordance with Section 13 of the Comprehensive Zoning Ordinance, provided that the density of dwellings shall not exceed four (4) units per acre.
- b. Public parking areas, when located and developed as in Section 4 of the Comprehensive Zoning Ordinance and where the area adjoins a use other than provided for in the R-1 Zone, provided such transitional use does not extend more than one hundred (100) feet from the boundary of the less restricted zone.

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**R-1B (ONE-FAMILY RESIDENTIAL) ZONE**

**Zone R-1B (One-Family Residential) Permitted Uses:**

Lots in an R-1B Zone shall have a minimum width of seventy-five (75) feet and a minimum area of seven thousand five hundred (7,500) square feet; and the regulations applicable to the R-1 Zone shall apply.

The following Special Exceptions shall apply in an R-1B Zone and may be permitted upon approval by the Augusta-Richmond County Planning Commission:

- a. Single-family attached dwellings and condominiums developed in accordance with Section 13 of the Comprehensive Zoning Ordinance, provided that the density of dwellings shall not exceed five and one-half (5.5) units per acre.
- b. Public parking areas, when located and developed as in Section 4 of the Comprehensive Zoning Ordinance and where the area adjoins a use other than provided for in the R-1 Zone, provided such transitional use does not extend more than one hundred (100) feet from the boundary of the less restricted zone.

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### **R-1C (ONE-FAMILY RESIDENTIAL) ZONE**

#### **Zone R-1C (One-Family Residential) Permitted Uses:**

Lots in an R-1C Zone shall have a minimum width of sixty (60) feet and a minimum area of six thousand (6,000) square feet; and the regulations applicable to the R-1 Zone shall apply.

The following Special Exceptions shall apply in an R-1C Zone and may be permitted upon approval by the Augusta-Richmond County Planning Commission:

- a. Single-family attached dwellings and condominiums developed in accordance with Section 13 of the Comprehensive Zoning Ordinance, provided that the density of dwellings shall not exceed seven (7) units per acre.
- b. Public parking areas, when located and developed as in Section 4 of the Comprehensive Zoning Ordinance and where the area adjoins a use other than provided for in the R-1 Zone, provided such transitional use does not extend more than one hundred (100) feet from the boundary of the less restricted zone.

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### **R-1D (ONE-FAMILY RESIDENTIAL) ZONE**

#### **Zone R-1D (One-Family Residential) Permitted Uses:**

The following uses may be permitted in an R-1D district upon determination by the Planning Commission that a request conforms to the requirements of Section 12 of the Comprehensive Zoning Ordinance, that it is compatible with surrounding development, and that it promotes the planning policies and objectives for the specific and general areas in which it is located:

- a. Any use permitted in Sections 8 through 11 of the Comprehensive Zoning Ordinance.
- b. Single-family attached dwellings in groups of two joined at a common lot line.
- c. Common open space or recreational areas and uses intended for the primary use and enjoyment of the residents of the proposed development.
- d. Single-family detached dwellings.

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### **R-1E (ONE-FAMILY RESIDENTIAL) ZONE**

**Statement of Intent:** The intent of the R-1E Zoning is to allow greater flexibility in the integration of various types of owner-occupied housing.

**Zone R-1E (One-Family Residential) Permitted Uses:**

The following uses may be permitted in an R-1E district upon determination by the Planning Commission that a request conforms to the requirements of the Comprehensive Zoning Ordinance, that it is compatible with surrounding development, and that it promotes the planning policies and objectives for the specific and general areas in which it is located:

- a. Any use permitted in Sections 8 through 12 of the Comprehensive Zoning Ordinance.
- b. Single-family attached dwellings (condominiums or subdivisions).
- c. Multifamily condominium structures.

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**R-MH (MANUFACTURED HOME RESIDENTIAL) ZONE**

**Zone R-MH (Manufactured Home Residential) Permitted Uses:**

- a. Any use permitted in the R-1 (One-family) Zone, subject to the restrictions and regulations of the R-1 Zone.
- b. Manufactured Home Parks in accordance with the requirements of Section 27 of the Comprehensive Zoning Ordinance.
- c. Manufactured Homes on individual lots in accordance with the provisions of Section 27 of the Comprehensive Zoning Ordinance.

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**R-2 (TWO-FAMILY) ZONE**

**Zone R-2 (Two-Family) Permitted Uses:**

- a. Any use set forth in the R-1 (One-family) Zone, subject to the restrictions and regulations of the R-1 Zone.
- b. Two-family Dwellings.

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**R-3A (MULTIPLE-FAMILY RESIDENTIAL) ZONE**

**Zone R-3A (Multi-Family Residential) Permitted Uses:**

- a. Any use set forth in the R-2 (Two-family) Zone.
- b. Multiple-family dwellings.

The following may be permitted in the R-3A Zone by Special Exception:

- a. Lodging house or tourist house.
- b. Family personal care homes and group personal care homes subject to the criteria established in Section 26 of the Comprehensive Zoning Ordinance.
- c. Fraternity or Sorority house.

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**R-3B (MULTIPLE-FAMILY RESIDENTIAL) ZONE**

**Zone R-3B (Multi-Family Residential) Permitted Uses:**

- a. Any use set forth in the R-3A (Multiple-family) Zone.
- b. Single-family attached dwellings and condominiums developed in accordance with Section 13 of the Comprehensive Zoning Ordinance provided that the maximum density of such development shall be 14 units per acre.
- c. Lodging or tourist home.
- d. Family and group personal care homes.
- e. Fraternity or sorority house.

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### **R-3C (MULTIPLE-FAMILY RESIDENTIAL) ZONE**

#### **Zone R-3C (Multi-Family Residential) Permitted Uses:**

- a. Any use set forth in the R-3B (Multiple-family) Zone.
- b. Single-family attached dwellings and condominiums developed in accordance with Section 13 of the Comprehensive Zoning Ordinance provided that the maximum density of such development shall be 20 units per acre.
- c. Congregate personal care homes.

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### **PUD (PLANNED UNIT DEVELOPMENT) ZONE**

**Statement of Intent:** The intent of the Planned Unit Development (PUD) Zoning is to permit greater flexibility and, consequently, more creative and imaginative design for development of residential areas than is generally possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of land while providing a harmonious variety of housing choices, higher level of amenities, and preservation of natural qualities of open spaces. Within the Planned Unit Development Zone, a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within Augusta, GA.

**Definition:** For the purpose of this section a Planned Unit Development (PUD) is defined as a land development project comprehensively planned as an entity via a unitary site plan which permits flexibility in building sitting, mixtures of housing types and land uses, usable open spaces, and the preservation of significant natural features. Other terms or words used in this section shall be as defined in Section 2, General Definitions, of the Comprehensive Zoning Ordinance.

**Zone (PUD) Planned Unit Development Permitted Uses** shall be primarily residential in character, and may include the following:

- a. Single-family detached dwellings.
- b. Single-family attached dwellings (townhouse, duplex, condominium or similar type).
- c. Multiple-family dwellings.
- d. Public or semipublic institutions (churches, schools, community or club facilities, and similar uses).
- e. Recreational Facilities, including swimming pools, tennis courts, golf courses, and other recreational facilities intended for the primary use and enjoyment of the residents of the proposed development.
- f. Common open space.
- g. Accessory uses to those listed above.
- h. Uses permitted within a B-1 (Neighborhood Business) Zone subject to the restrictions of that zone and provided that the uses proposed meet the following criteria:

1. The location is appropriate in relation to other land uses on or adjacent to the proposed development.

2. The proposed commercial or retail use is designed so that it will primarily serve the residents of the proposed development.
3. The uses shall not, by reason of their construction, manner of operation, signs, lighting, parking arrangements, or other characteristics, have adverse effects on residential uses within or adjoining the proposed development, or create traffic congestion or hazards to vehicular or pedestrian traffic.

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## **P-1 (PROFESSIONAL) ZONE**

### **Zone P-1 (Professional) Permitted Uses:**

- a. Any use permitted in the R-Zones, provided that all residential development shall be subject to the same limitations and controls as specifically set forth in the respective R-Zone.
- b. Physicians, lawyers, engineers, architects, and similar professional uses which may occupy an entire building or group of buildings.
- c. Businesses which are incidental to the above professional practices, e.g. prescription shops.
- d. Clubs, Lodges (nonprofit), or Fraternal Associations.
- e. Signs: One exterior non-illuminated sign per lot pertaining only to a use conducted within the building shall be permitted in the P-1 Zone. A sign not located flat against the building shall not exceed twelve (12) square feet in area and six feet in height. Such sign shall not be located within twenty (20) feet of an R-1 Zone boundary nor twenty-five (25) feet from the intersection of the right-of-way lines of intersecting streets.
- f. Uses customarily incidental to any of the above uses and accessory buildings, when located on the same lot, including garages for the use of patrons and for employees.
- g. Provision of the following services where no retail or wholesale activities are conducted on the premises: insurance, finance, mortgage, accounting, appraisal, business consultant, real estate, and other similar services upon resolution by the Planning Commission.

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## **B-1 (NEIGHBORHOOD BUSINESS) ZONE**

### **Zone B-1 (Neighborhood Business) Permitted Uses:**

- a. Any use permitted in the P-1 (Professional) Zone provided that all residential and professional development shall be subject to the same limitations and controls as specifically set forth in the respective R or P-1 Zones.
- b. The following uses are authorized in a B-1 Zone:
  1. Apparel store
  2. Bakery
  3. Barber Shop or beauty parlor
  4. Branch bank or other financial institution
  5. Dry cleaning and laundry establishment, excluding steam and power laundries, operated in conjunction with customer service counters and limited to the dry cleaning and laundering of articles delivered to the premises by individual customers provided, however, that no materials may be used in any laundering or cleaning process which are explosive, inflammable, combustible, or toxic in greater degree than Perchlorethylene or equivalent, and provided further that no odor, fumes, or other nuisance producing agents are expelled in such a way
  6. as to be detectable beyond the property line of the property used for such business.
  7. Convenience store
  8. Drive-in type retail business where a customer is waited upon in an off-street parking area,

or where a customer conducts business directly from a vehicle with an agent in the building.

9. Drug store
10. Dry goods or notions store
11. Florist or gift shop
12. Grocery, fruit or vegetable market
13. Hardware or electric appliance store
14. Jewelry store
15. Health spa
16. Meat market or delicatessen
17. Motel
18. Music store
19. Newsstand
20. Office (business or professional)
21. Package liquor store
22. Photographer (including sale of supplies and equipment)
23. Restaurant, tea room, or cafe (excluding dancing or entertainment)
24. Retail filling station (no aboveground tanks for storage of petroleum products)
25. Shoe store and shoe repair shop
26. Supermarket
27. Tailor
28. Variety store
29. Churches, parochial and private schools, transitional housing, family day care homes, adult day care facilities, private hospitals, clubs (public and private), and nursing homes. These uses are also permitted by Special Exception in other zones discussed in Section 26-1 of the Comprehensive Zoning Ordinance.
30. Veterinarian Clinic
31. Group day care homes and day care centers.
32. Establishments having less than three video electronic games or amusements on site in conjunction with a permitted use other than a use specializing in or characterized as a video electronic game room, arcade, or similarly defined establishment. Where the property line of the permitted use is located within 1500 feet of any property line of any private or public educational institution having all or some combination of grades kindergarten through twelfth, no electronic games or amusements are allowed.

- a. The above specified businesses, stores, or shops shall be retail or service establishments only.
- b. Any business which is similar in character or nature to the above mentioned uses upon approval and resolution of the Augusta- Richmond County Planning Commission may be permitted in a B-1 Zone.
- c. Shopping Centers: The petitioner shall submit to the Planning Commission a preliminary development plan for the shopping center showing the arrangement of the buildings, off-street parking, internal traffic movement and service facilities which are feasible for the property on which the center is to be located. The petitioner shall plan the center to minimize any adverse effects on the property surrounding the proposed development. The preliminary plot plan shall show the following:

1. Topographic features of the proposed development and the area within two hundred (200) feet of the center.
2. Proposed off-street parking layout.
3. Loading zones.
4. Planting areas.
5. Driveways, entrances, and exits.
6. General drainage system.
7. Sign locations.
8. Walkways.
9. Water and gas mains.
10. Power source.

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## **B-2 (GENERAL BUSINESS) ZONE**

### **Zone B-2 (General Business) Permitted Uses:**

- a. Any use permitted in the B-1 (Neighborhood Business) Zone.
  - b. The following uses are authorized in a B-2 (General Business) Zone:
    1. Stores and shops for the conducting of any retail business.
    2. Restaurants, tea rooms, cafes (including dancing and entertainment).
    3. Theaters, billiard or pool parlors, bowling alleys, skating rinks, or similar recreational uses or places of assembly, and establishments having less than three (3) video or electronic games or amusements on site in conjunction with another permitted use other than a use or place specialized in or characterized as being a video or electronic game room, arcade, or similarly-defined establishment except where the property line of the other permitted use lies within fifteen hundred (1,500) feet of the property line of any public or private educational institution having all or some combination of grades kindergarten through twelfth.
    4. Telephone, telegraph and express offices.
    5. Baking, confectionery, dressmaking, dyeing, laundry, printing, tailoring, upholstering, and similar establishments, and businesses of a similar and no more objectionable character; subject to the following provisions: All goods or products manufactured or processed shall be sold on the premises. All such manufacturing and processing shall be done on the premises.
    6. Golf Driving ranges subject to the following:
      - a. That the minimum size of a tract to be used as a golf driving range be ten (10) acres,
      - b. That a one-hundred (100) foot buffer area be required between surrounding properties and the golf driving range operation.
1. Public parking garages, automobile parking lots and automobile sales lots.
  2. Flea Markets: Goods may be displayed outside buildings during daily business operations, but goods must be stored inside buildings when daily business operations cease. Buildings utilized in conjunction with flea markets must conform to all appropriate codes. Prospective flea market license applicants must also conform with Section 3 of Augusta-Richmond County Ordinance Number 84-4.
  3. Mini-warehouses
  4. Travel Trailer Parks
  5. Business Parks, mixed use facilities where fifty (50) percent or more of the gross leasable area of buildings is designed for and occupied by commercial, retail, or service tenants, and the remainder is occupied by wholesale, storage, or warehouse facilities. Adequate parking pursuant to Section 4 of the Comprehensive Zoning Ordinance must be provided prior to the issuing of a certificate of occupancy. No materials, machinery, equipment or products may be stored outside of buildings in a business park. No loading doors shall be visible from a public road or from any R-1 (One-family Residential) Zone. All delivery vehicles must be parked in the designated loading areas.
  6. Video electronic game rooms or arcades. Prospective applicants for licenses to operate electronic game rooms or arcades must conform with Augusta-Richmond County Ordinance Number 88-4.
  7. Automobile service stations and automobile repair garages where no body or fender repairs take place, provided that:
    - a. All repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished board



- fence not less than six (6) feet in height and maintained in good condition at all times;
- b. No dismantling of vehicles to obtain auto parts or other such activity shall be conducted;
- c. Such use shall be located at least one hundred (100) feet from any residential district or use;
- d. There shall be no opening in said building on any side facing a residential district or use other than a stationary window; and Nonconforming automobile repair garages and automobile service stations shall be made to conform with Subsections (a) & (b) of Section 22-1 (13) of the Comprehensive Zoning Ordinance.

- 1. Gun Shops
- 2. Pawn Shops
- 3. Funeral Homes
- 4. Car Wash

The following Special Exceptions shall apply in a B-2 Zone and may be permitted upon approval by the Augusta-Richmond County Commission:

- a. Automobile body and fender repair subject to the provisions of the Comprehensive Zoning Ordinance, Section 22-2(a).
- b. Adult bookstore, adult entertainment establishment, and adult theater. Adult bookstores, adult entertainment establishments, and adult theaters may be permitted in a B-2 (General Business) Zone upon approval by the Augusta-Richmond County Commission and subject to the provisions of the Comprehensive Zoning Ordinance, Section 22-2(b).
- c. Collection of materials for recycling subject to provisions of the Comprehensive Zoning Ordinance, Section 22-2(c).

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## **LI (LIGHT INDUSTRIAL) ZONE**

### **Zone LI (Light Industrial) Permitted Uses:**

- a. Any use permitted in the B-2 (General Business) Zone.
- b. The following uses are authorized in the LI Zone:
  - 1. Wholesale, storage, and warehouse facilities.
  - 2. Lumber, feed, or other similar storage yards, but not salvage yards, coal yards, or junkyards.
  - 3. Uses of light manufacturing nature. Manufacturing establishments and operations other than those classified as heavy industry (Section 24 of the Comprehensive Zoning Ordinance), which are housed within a building and emit no excessive noise, dust, or vibrations beyond the property on which the establishment is located.
  - 4. Automobile body and fender repair provided that all repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall, or finished fence not less than six (6) feet in height.
  - 5. Storage of construction equipment and other heavy equipment, and trucks in excess of one (1) ton capacity and having three (3) or more axles.

### **Uses prohibited in a LI Zone:**

- a. Any use that may be noxious or injurious by reason of the production or emission of dust, refuse matter, odor, gas fumes, noise, vibrations, radiation, or similar substances or conditions.

- b. Residential use is specifically prohibited.

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## **HI (HEAVY INDUSTRIAL) ZONE**

### **Zone HI (Heavy Industrial) Permitted Uses:**

- a. Any use permitted in a LI (Light Industry) Zone, subject to the rules and regulations of the LI Zone.
- b. Uses customarily incidental to the above uses and necessary buildings when located on the same lot.
- c. The following uses provided, however, no building, structure, or portion thereof, shall be hereafter erected, converted, or otherwise used for residential purposes:

1. Acetylene gas manufacture and storage
2. Alcohol manufacture
3. Ammonia or bleaching powder manufacture
4. Asphalt manufacture or refining
5. Atomic energy reactor station
6. Boiler works
7. Central station light or power plant
8. Chemical manufacture (see exceptions)
9. Concrete, cement products, or clay manufacture
10. Cotton gin
11. Creosote manufacture or treatment
12. Gas manufacture from coal or petroleum or the storage thereof
13. Incinerator
14. Meat products manufacture
15. Petroleum products manufacture or wholesale storage of petroleum or its products in quantities exceeding twelve thousand (12,000) gallons
16. Planing Mill
17. Plaster manufacture
18. Plastic manufacture
19. Potash works
20. Power forge
21. Quarry or stone mill
22. Rock, sand, or gravel distribution, storage, excavation, or crushing
23. Shop manufacture
24. Tanning, curing, or storage of raw hides
25. Tar distillation or tar products manufacture
26. Animal kennel

The following uses require a Special Exception in the HI (Heavy Industry) Zone. In no case shall any use listed below be allowed within 300 feet of an R-Zone (Residential):

1. Acid manufacture, hydrochloric, nitric, picric, or sulfuric acid
2. Cement, lime, clay or gypsum, or plaster manufacture
3. Chlorine or similar noxious gases
4. Distillation of bones
5. Drop forge industries manufacturing forgings with power hammers
6. Explosives, manufacture or storage
7. Fertilizer manufacture
8. Garbage, offal, dead animal reduction or dumping
9. Glue manufacture
10. Hair manufacture
11. Petroleum refining or storage

12. Processing of sauerkraut, vinegar, or yeast
13. Rendering or refining of fats and oil
14. Stockyard or feeding pen
15. Slaughter of animals, not including the killing of fowl
16. Automobile wrecking or junk yards; storage, sorting, collecting, or baling of rags, paper, metal, or other items not usable in their current state. These uses must be enclosed on all sides by a solid wall or board fence not less than six (6) feet in height.
17. Any other use that is noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, radiation, or similar substances, or conditions equal in aggregate amount to that of any use specified.

**Prohibited uses:** Residential use is prohibited in the HI zone.